



सत्यमेव जयते

INDIA NON JUDICIAL Government of Gujarat

Certificate of Stamp Duty

Certificate No. : IN-GJ90315203292040T

Certificate Issued Date : 04-Jan-2021 03:09 PM

Account Reference : IMPACC (CA)/ gj13155706/ BARODA/ GJ-BA

Unique Doc. Reference : SUBIN-GJGJ1315570617608765597905T

Purchased by : GUNATIT REALITY

Description of Document : Article 5(h) Agreement (not otherwise provided for)

Description : AFFIDAVIT

Consideration Price (Rs.) : 0
(Zero)

First Party : GUNATIT REALITY

Second Party : Not Applicable

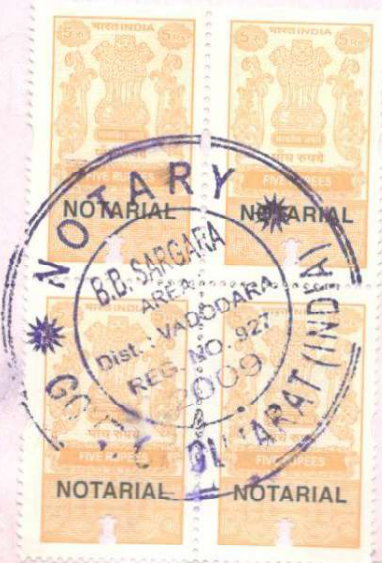
Stamp Duty Paid By : GUNATIT REALITY

Stamp Duty Amount(Rs.) : 300
(Three Hundred only)

Regd. No.: 23

DATE 4/1/2021

B. B. SARGARA
Notary (Govt. of Gujarat)



LB 0009314134

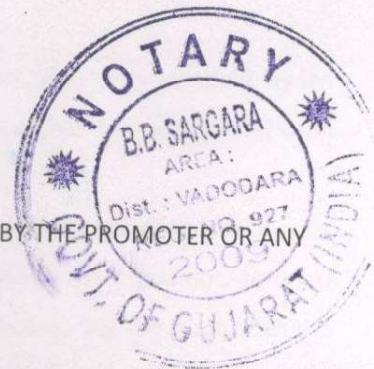
Important Notes:

1. The authenticity of this stamp certificate should be verified at www.stampsonline.gov.in or using e-Stamp Mobile App or in such manner as directed by the issuing authority on this Certificate and its signature on the website. Mobile App renders it invalid.
2. The original carrying the legitimate stamp duty value of the certificate.
3. In case of any discrepancy, please refer to the Competent Authority.



FORM 'B'

(See rule 3 (4))



DECLARATION, SUPPORTED BY AN AFFIDAVIT, WHICH SHALL BE SIGNED BY THE PROMOTER OR ANY PERSON AUTHORIZED BY THE PROMOTER

Affidavit cum Declaration

Affidavit cum Declaration of Mr. Sunil K Panchal promoter /duly authorized by the promoter of Adhwait Greens, C.S./R.S./Block No. 571 Palki, OP No. _____ FP No. 13-C Paiki No Area Plot :5336.68 (Sq. Mt.) T P Scheme No. 2 (Sayajipura No 2) village Sayajipura, Taluka Vadodara, Authority Name Vadodara Mahanagar Seva Sadan District Vadodara, vide its/his/her/their authorization dated.

I, Sunil K Panchal promoter/duly authorized by the promoter of Adhwait Greens do hereby solemnly declare, undertake and state as under that;

1. I/we have a legal title to the land on which the development of Adhwait Greens is proposed;

OR

I have/has a legal title to the land on which the development of Adhwait Greens is to be carried out;

AND

a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.

2. the said land is free from all encumbrances.

OR

~~details of encumbrances _____ including details of any rights, title, interest or name of any party in or over such land, along with details.~~

3. the time period within which the project shall be completed by me/us is 30/06/2021.
4. seventy per cent of the amounts realised by me/us for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
5. the amounts from the separate account, to cover the cost of the project, shall be withdrawn in proportion to the percentage of completion of the project.



6. the amounts from the separate account shall be withdrawn after it is certified by an engineer, an architect and a chartered accountant in practice that the withdrawal is in proportion to the percentage of completion of the project.
7. I/we shall get the accounts audited within six months after the end of every financial year by a chartered accountant in practice, and shall produce a statement of accounts duly certified and signed by such chartered accountant and it shall be verified during the audit that the amounts collected for a particular project have been utilised for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.
8. I/we shall take all the pending approvals on time, from the competent authorities.
9. I/we have furnished such other documents as have been prescribed by the rules and regulations made under the Act.

[Signature]

Deponent

Verification

The contents of above Affidavit cum Declaration are true and correct and nothing material has been concealed by me/us therefrom.

Verify by me at Vadodara on this 4th day of Jan. 2021

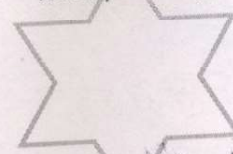
For GUNATIT REALTY

[Signature]

PARTNER
Deponent



Notary's Stamp



Solemnly Affirmed/Declared
on Oath sworn Before me by.....

[Signature]
B.B. SARGARA
NOTARY (Govt of Gujarat)

4/1/2021